

# **PARKSIDE ESTATES EIR #97-2**

## **FINAL**

## **ENVIRONMENTAL IMPACT REPORT**

### **VOLUME II**



*Prepared for:*

**The City of Huntington Beach  
Planning Department  
2000 Main Street  
Huntington Beach, CA 92648**

*Prepared by:*

**EDAW, Inc.**

**July 2002**

**PARKSIDE ESTATES  
EIR No. 97-2**

**Volume II**

**FINAL EIR**

**STATE CLEARINGHOUSE NO. 97091051**

**PREPARED FOR:**

**THE CITY OF HUNTINGTON BEACH  
PLANNING DEPARTMENT  
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## 5.0 FINAL EIR

The Final EIR consists of the Draft EIR and the New Alternatives to the Draft EIR that were both previously circulated. The Final EIR includes changes in response to typographical errors found and requests received from the City of Huntington Beach Department of Planning and Department of Public Works. Additional changes have been made in response to comments received on the Draft EIR and New Alternatives to the Draft EIR. The original Draft EIR TTM's were also revised to address the Department of Public Works and Department of Planning comments and to ensure no remedial grading impacts to ORA 83 would occur as a result of project implementation. The revisions to the original Draft EIR TTM's resulted in the removal of 2 residential lots from the original plan. The original TTM's now include a total of 206 residential lots versus 208. These project description modifications were also included within Section 3.0 of the June 2001 New Alternatives to the Draft EIR document. The June 2001 New Alternatives to the Draft EIR, which was circulated for public review, from June 29, 2001 through August 12, 2001, added four (4) new Reduced Density Alternatives as Sections 6.7 through 6.10 of the EIR. The TTM's for the new Reduced Density Alternatives include a total of 171 residential lots (Alternatives 6 and 7) and 161 residential lots (Alternatives 8 and 9). It should be noted that the new alternatives text and exhibits included in this Final EIR are not in marked text, because the new alternatives were made available to the public during the public review period for the New Alternatives to the Draft EIR document. They are added to this Final EIR document in their entirety (except minor editorial/format modifications to fit this document) in regular text, and only revisions to section numbers are shown in marked text (i.e., section number 2.2 changed to 6.7) to follow the sequence of the alternatives in the Final EIR.

The changes to the original text (see following pages with page numbers as they appear in the Draft EIR), which consist of completeness or accuracy edits, are being corrected at this time. Additions to the text are indicated with bold italics. Deletions to the text are indicated with strikeouts. The changes to the Draft EIR and New Alternatives to the Draft EIR, as they relate to issues contained within this Final EIR, do not affect the overall conclusions of the environmental document.

Included under a separate cover, as Volume IIA, Appendices to the Final EIR, are subconsultant documents prepared subsequent to the circulation of the Draft EIR. The documents included consist of:

1. Revised Transportation Study for Proposed Parkside Estates Residential Development, March 29, 2001 and Traffic Collision History Report for Three Intersections - Appendix B in the Draft/Final EIR
2. Supplemental Information from PSE for the Draft EIR Comments, August 3, 1999 and for the New Alternatives to the Draft EIR Comments, October 12, 2001 and June 13, 2002- Appendix E in the Draft/Final EIR
3. Revised Response to FEMA Comments on February 5, 2001 Request for Conditional Letter of Map Revision: Parkside Estates Tentative Tract Nos. 15377 and 15419 Expanded Watershed Analysis of East Garden Grove-Wintersburg Channel Watershed from Tide Gates to I-405 Freeway, January 30, 2002 (Note: due to the size of this report, it is available on file at the City of Huntington Beach, Department of Public Works, for public review) – Appendix F of the Draft/Final EIR
4. Federal Emergency Management Agency CLOMR Approval Correspondence: June 6, 2002 regarding effects that a proposed project would have on the effective Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) report for Orange County, California and Incorporated



Areas (the effective FIRM and FIS report for your community), in accordance with Part 65 of the National Flood Insurance Program (NFIP) regulations. – Appendix F of the Draft/Final EIR

5. Rivertech Water Quality Analysis / Plan, December 1998 and Rivertech Addendum to Urban Runoff Water Quality Analysis and Conceptual Water Quality Control Plan, February 2002 – Appendix F in the Draft/Final EIR
6. City of Huntington Beach, USDA, Corps of Engineers, and Vandermost Correspondence: a) November 10, 1998, regarding prior converted cropland; b) November 20, 1998, regarding prior converted cropland; c) August 11, 1999, regarding Section 10 provisions of the Rivers and Harbors Act; and d) June 29, 2000 Vandermost Consulting Services, Inc., regarding jurisdictional determination of the existing EGGW Channel; e) August 29, 2000 Correspondence, regarding concurrence of the jurisdictional determination of the existing EGGW Channel; and Supplemental EPA wetland and pickleweed location Exhibits – Appendix G in the Draft/Final EIR
7. California Coastal Commission Correspondence: a) June 29, 2001 regarding re-established remnant marshland; b) July 3, 2001, regarding proposed Parkside Estates development and Habitat Analysis, Parkside Estates Tentative Tract No. 15419 (County Parcel), December 8, 2000 - Appendix G in the Draft/Final EIR
8. May 21, 2002 Delineation of Wetlands Subject to U.S. Army Corps of Engineers and California Coastal Commission Regulatory Authority and Composite Resource Map for County Parcel Map, prepared by LSA - Appendix G in the Draft/Final EIR

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## **1.0 INTRODUCTION**

### **1.1 GENERAL PURPOSE**

This EIR addresses potential environmental impacts associated with General Plan Amendment No. 98-1/Zoning Map Amendment No. 96-5/Tentative Tract Map No. 15377 (City) and Tentative Tract Map No. 15419 (County)/Conditional Use Permit No. 96-90/Coastal Development Permit No. 96-18/Annexation 98-1 and a Local Coastal Program Amendment No. 96-4. The proposed requests will allow for the development of ~~208~~ **206** single family homes and a park site on approximately 49 acres of land. Approximately 44.5 acres of the project site is located in the City of Huntington Beach, and the remaining 4.5 acres is located in the unincorporated County of Orange and is proposed for annexation into the City of Huntington Beach.

The City of Huntington Beach has the principal authority to approve the project and is the lead agency for preparation and certification of this EIR. The material contained in this EIR is intended to serve as an informational document for decisions to be made by the City and responsible agencies regarding the proposed project.

This EIR provides an overall analysis of potential impacts associated with implementation of the proposed project. The issues discussed within this EIR are those which have been identified in the course of extensive review of all potentially significant environmental impacts associated with the proposed project.

### **1.2 ENVIRONMENTAL PROCEDURES**

This EIR has been prepared in accordance with the California Environmental Quality Act of 1970 (CEQA), as amended (Public Resources Code Section 21000 et seq.) and the State Guidelines for Implementation of CEQA (CEQA Guidelines), as amended (California Administrative Code Section 15000 et seq.). This report complies with the rules, regulations, and procedures adopted by the City of Huntington Beach for implementation of CEQA.

The CEQA Guidelines require that each EIR contain areas of description and analysis. Table A identifies areas required by CEQA and the corresponding sections in this EIR.

This EIR analyzes and assesses the significant environmental impacts of the proposed project and the cumulative impacts of the proposed project in conjunction with past, present, and reasonably foreseeable future projects in the surrounding area. It identifies alternatives to the proposed project and discusses possible ways to reduce or avoid the potentially significant environmental impacts.

The environmental procedures for analysis of the proposed project were initiated in September, 1997 when the City prepared an Initial Study for the proposed project. Through the preparation of the Initial Study, the City determined that the proposed project may have a significant impact on the environment and that an EIR was necessary to analyze potentially significant environmental impacts associated with the potential development of the project site. The Initial Study is contained in Technical Appendix A of this EIR. A Notice of Preparation (NOP) was prepared for this EIR and circulated with the Initial Study for review by the State Office of Planning and Research and other agencies and interested parties on September 15, 1997. The NOP and the comments received on the NOP are included in Technical Appendix A.